

EPC: C

Town Road, Croston, Leyland

Asking Price: £280,000

Entwistle Green


FOR SALE
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FOR SALE
Entwistle Green


Black Rabbit
FOR SALE
Entwistle Green





Hodgeson barn is a charming and deceptively spacious property, offering versatile accommodation arrange over three floors, with approximately 1,226 sq. ft of living space. Combining generous room proportions with a practical layout, this attractive home would appear to a variety of buyers looking for a property in the sought after village of Croston.

Upon entering, the ground floor opens into a welcoming and particularly spacious lounge, proving an ideal setting for both relaxing and entertaining. The well proper tuned kitchen offers ample space for everyday cooking and dining, with the added benefit of a utility room.

To the first floor are two bedrooms, including an impressive principle bedroom, alongside a further bedroom and a fitted family bathroom.

The second floor offers a fantastic addition loft room, providing excellent flexibility.

Offering spacious and adaptable accommodation throughout, Hodgeson Barn presents an excellent opportunity to acquire a lovely home in the popular village of Croston with its range of local amenities, traditional village charm and convenient access to surrounding towns.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even







Total floor area 113.9 m² (1,226 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **TBC**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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